

Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest

Barnes, Jeff

From: Betty Janik <bettyajanik@yahoo.com>
Sent: Friday, March 15, 2019 9:15 AM
To: Barnes, Jeff
Subject: Re: 15-ZN-2018 (118th Street and Ranch Gate)

Jeff

Thanks for reaching out to me on zoning application 15-ZN-2018. My concern is the 4-fold increase in traffic that will result from the requested zoning change. Ingress and egress to this area is limited due to restraints imposed by proximity to the McDowell Sonoran Preserve. By approving this change, it appears you will be creating problems for the City and the future residents of this proposed development. Please take all of this into consideration during the approval process.

Thank you,

Betty

BETTY JANIK

480-540-9847

bettyajanik@yahoo.com

On Thursday, March 14, 2019, 10:51:30 AM MST, Barnes, Jeff <JBarnes@Scottsdaleaz.gov> wrote:

Mrs. Janik,

I am the staff coordinator for the zoning application (15-ZN-2018) that you provided a written comment card for at last night's Planning Commission meeting. As recommended by Commissioner Serena at the meeting, I am reaching out to you in case you were seeking more information or had additional concerns regarding traffic as it relates to the proposed zoning change.

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

jbarnes@scottsdaleaz.gov

(480) 312-2376

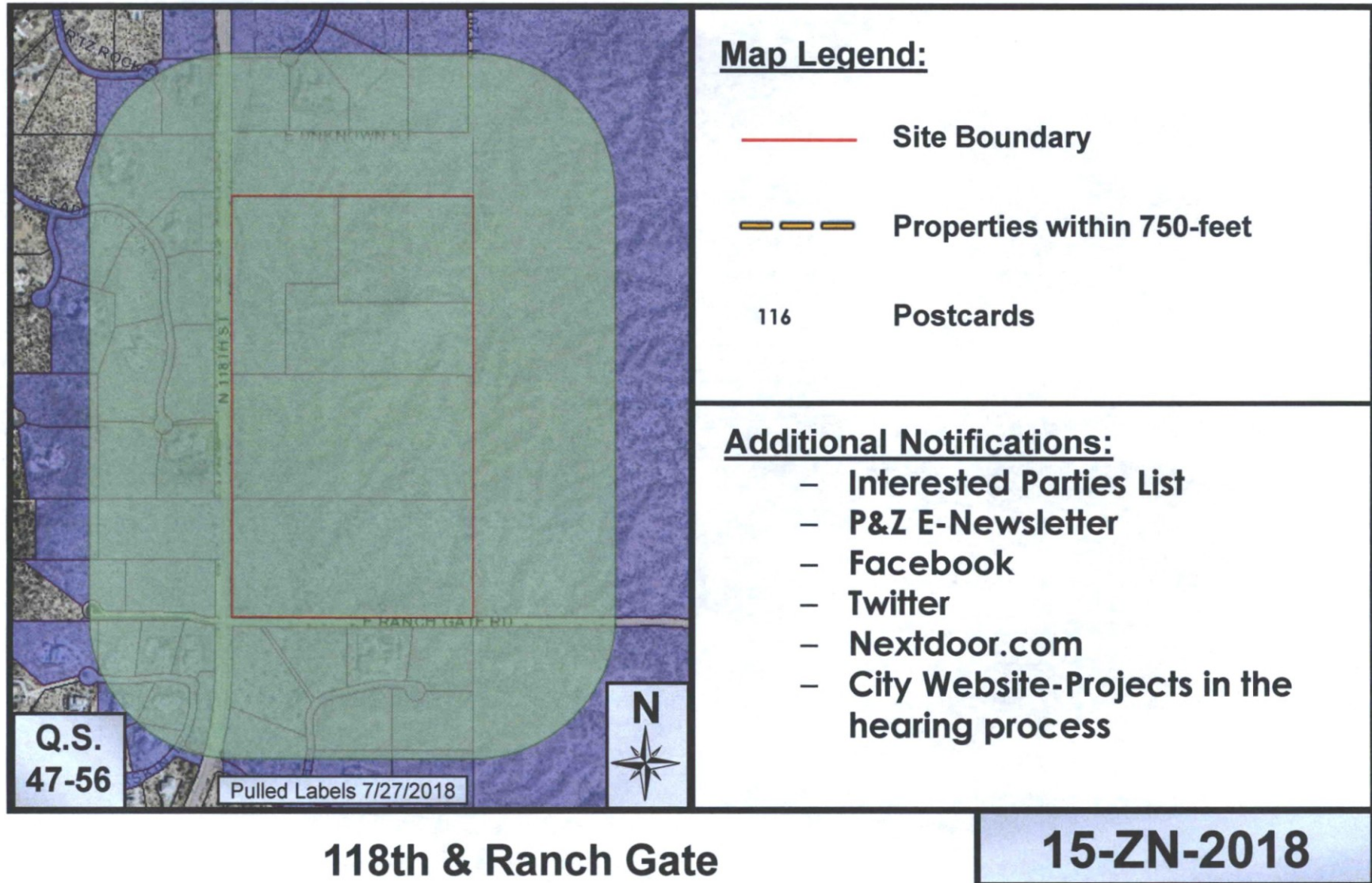
Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:

<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>

<https://eservices.scottsdaleaz.gov/bldgresources>

City Notifications – Mailing List Selection Map



For
Final
Approval

- SP

POSTCARD DATE: JULY 27, 2018

KEEPING YOU INFORMED



Site Location:

NEC 118th St. & Ranch Gate Rd.

Case Name:

118th & Ranch Gate

Case Number:

15-ZN-2018

Dear Property Owner:

Case Objective*

- **Zoning District Map Amendment**

This is to inform you of a request for approval of a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) and Open Space Environmentally Sensitive Lands (O-S ESL) zoning with amended development standards on a 68.6-acre property, located on the northeast corner of N. 118th Street and E. Ranch Gate Road.

Applicant contact: John Berry, 480-385-2753

City contact: Jeff Barnes, 480-312-2376

*For more information enter case number at:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

or to comment, e-mail projectinput@scottsdaleaz.gov. The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at <https://eservices.scottsdaleaz.gov/listserve/default.asp>



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 383 -PA- 2018

Project name: 118th Street and Ranch Gate Rd.

Project Location NEC of 118th Street and Ranch Gate Road

Applicant Name: John Berry Phone: (480) 385-2727

Applicant E-mail: JB@berryriddell.com Fax: (480) 385-2757

School District: Cave Creek Unified

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
118th and Ranch Gate
September 26, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from R1-130 ESL to R1-43 ESL PRD of an approximately 68.5+/- acre property located at the northeast corner of 118th Street and Ranch Gate Road. The proposed project would result in a low density, gated, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

15-ZN-2018
10/01/2018

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 7, 2018 at the Living Water Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

20 interested people attended the Open House. Most attendees were generally supportive of the project with questions arising about density, noise, traffic, and ingress/egress. One neighbor had specific questions about the impact on the environment, the number of swimming pools in the area, and the impact of construction dust on his health. These questions were addressed at the Open House with some need for additional follow up as site plan changes are made. In addition, a follow up meeting has been scheduled with the leadership of Coalition of Greater Scottsdale to address site plan changes. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



May 24, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (383-PA-2018) on behalf of the Lyle Anderson Company for a new low density, gated, luxury residential community on approximately 68.5+/- acre parcel located at the northeast corner of 118th Street and Ranch Gate Road. This request is for a Zoning District Map Amendment from R1-130 ESL to R1-43 ESL PRD. The rezoning request would result in a total of approximately 56 homes on approximately 68.5 acres with an overall density of .82 du/ac. Included in this case is a request for a right-of-way abandonment as well. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, June 7, 2018 from 5 p.m. to 6 p.m. in the Education Building of the Living Water Lutheran Church, located at 9201 E. Happy Valley Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Jeff Barnes, who can be reached at 480-312-2376 or jbarnes@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
Vice President

118th Street and Ranch Gate

750' Mailing List

Owner	Address	City	State	Zip	Parcel Number
3251 W VISTA BONITA DRIVE LLC	27323 N COVERED WAGON RD	PHOENIX	AZ	85085	217-57-535
ALIABADI FAMILY TRUST	19721 REDBEAM AVE	TORRANCE	CA	90503	217-57-541
ARIZONA STATE OF	1616 W ADAMS ST	PHOENIX	AZ	85007	217-01-241
BEHINFAR MARIA	11135 E HARRIS HAWK TRL	SCOTTSDALE	AZ	85262	217-57-534
BERGER LIVING TRUST	26125 N 116TH ST UNIT 9	SCOTTSDALE	AZ	85255	217-57-498
BERGHOFF RAINER/SPRYS CHRISTINE	11766 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255	217-57-515
BERMAN JOEDE S	11701 E DESERT HOLLY DR	SCOTTSDALE	AZ	85255	217-57-513
BOROTA JAKE D	335 S TELEGRAPH	DEARBORN	MI	48124	217-57-494
BOULDER MOUNTAIN ESTATES HOMEOWNERS ASSOCIATI	450 N DOBSON RD STE 201	MESA	AZ	85201	217-57-525
CANTABRICA HOMEOWNERS ASSOCIATION	2935 W CLARENDON AVE SUITE 8	PHOENIX	AZ	85017-4620	217-04-503
CASSESE JOHN F/SUSAN S	7917 E SOARING EAGLE WAY	SCOTTSDALE	AZ	85266	217-02-017E
COLLINA E VISTA HOMEOWNERS ASSOCIATION	27264 N 103 RD WAY	PHOENIX	AZ	85013	217-04-517
COLLINA E VISTA INC	19625 62ND AVE S STE C110	KENT	WA	98032	217-04-511
DATO LOUIS/MARY ELLEN	41 WINDSOR DR	OAK BROOK	IL	60523	217-57-500
DAWE GARNER	PO BOX 25004	SCOTTSDALE	AZ	85255	217-02-017G
EVANS LAWRENCE J/BRIDGET M	25550 CHAGRIN BLVD STE 330	BEACHWOOD	OH	44122	217-57-524
FRIEDMAN STEVEN M/GAIL A	3202 S 169TH PLAZA	OMAHA	NE	68130	217-04-498
GJJ HOLDINGS LLC	1006 MROSE AVE	SCHAUMBURG	IL	60193	217-57-533
J&A PROPERTY HOLDINGS LLC	5800 WARD PRKWY	KANSAS CITY	MP	64112	217-04-496
JODY R MARANO TRUST	1006 MORSE AVE	SCHAUMBURG	IL	60193	217-57-540
JORDAN FAMILY 1991 TRUST	PO BOX 477	GLENBROOK	NV	89413	217-04-510
JORDEN TIMOTHY R/LAURA M TR	11402 N 76TH PL	SCOTTSDALE	AZ	85260	217-57-537
KAHN HERBERT R	26125 N 116TH ST #4	SCOTTSDALE	AZ	85255	217-57-493
KARIMI AKBAR MIKE/MINO TR	11087 E MISSION LN	SCOTTSDALE	AZ	85259	217-57-495
KARIMI SHAHARAM	9027 N 82ND ST	SCOTTSDALE	AZ	85258	217-57-499
KATHRYN T KING TRUST	11750 E DESERT HOLLY DR	SCOTTSDALE	AZ	85255	217-57-508
LARKIN WILLIAM F/NATALYA	11702 E DESERT HOLLY DR	SCOTTSDALE	AZ	85255	217-57-509
LESLIE RICHARD E/ELEANOR C	601 WEST END AVE	NEW YORK	NY	10024	217-02-022B
MEDEIROS TRUST	25770 N 116TH ST	SCOTTSDALE	AZ	85255-8719	217-02-017K
NEWELL JOHN/SYLVIA	29904 DOWNES RD	ABBOTSFORD	BC	V4X 1Z8	217-57-512
OTTO LEOPOLD AND MELITTA ANNA HIRIS LIV TRUST	11654 E DESERT HOLLY DR	SCOTTSDALE	AZ	85255	217-57-510
PL RANCH GATE LLC	7440 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255	217-03-575

118th Street and Ranch Gate

PRIMACK RUSSELL D/BARBARA D	14 SCARBOROUGH RD	BRIARCLIFF MANOR	NY	10510-2002	217-57-497
REOH TY/STACIE	12517 44TH ST NORTHEAST	LAKE STEVENS	WA	98258	217-57-536
RIESEN DEAN A/BARBARA H	26125 N 116TH ST LOT 2	SCOTTSDALE	AZ	85255	217-57-530
ROBERT L GOLDSMITH TRUST	PO BOX 72989	PHOENIX	AZ	85050	217-57-538
ROBERTS RAYMOND A/DARLENE	11798 E DESERT HOLLY DR	SCOTTSDALE	AZ	85255	217-57-507
SHEINER RICHARD K/SHERYL L	4771 TRENTON CT	LONG GROVE	IL	60047	217-57-514
SHERYL CERKLESKI DECLARATION OF TRUST	26 LAKE ADALYN DR	SOUTH BARRINGTON	IL	60010	217-57-539
SONORAN PEAKS LLC	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	217-02-018A
STRATTON JOSEPH L/KATHY L	11657 E PARKVIEW LN	SCOTTSDALE	AZ	85255	217-02-019F
SYIPHERD FAMILY LLLP THE	14211 N CANTERBURY DR	PHOENIX	AZ	85023	217-02-017L
TROON CANYON ESTATES HOA INC	PO BOX 25144	SCOTTSDALE	AZ	85255	217-57-544
WORK TERRY L/MARY ANN TR	26125 N 116TH ST UNIT 12	SCOTTSDALE	AZ	85255	217-57-501
YEARLING VISTA HOMEOWNERS ASSOCIATION	14415 N 73RD ST STE 100	SCOTTSDALE	AZ	85260	217-57-505
ZARRABI ABTIN/CHERYL D	17991 N 95TH ST	SCOTTSDALE	AZ	85255	217-04-509



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 384-PA-2018

Project Name: Joy Ranch White Sign

Location: Near the NEC of Joy Ranch Road and Boulder View Drive

Site Posting Date: 5/25/2018

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

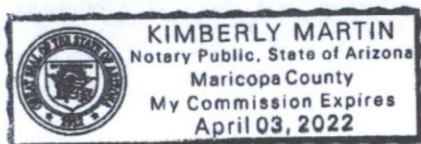
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

MAY 29, 2018
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 29th day of May 2018



Kimberly Martin
Notary Public

My commission expires: April 3, 2022

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, June 7th, 2018

Time: 5:00pm – 6:00pm

Location: Living Water Lutheran Church (9201 E. Happy Valley Rd) – Education Building

Site Address: NEC of 118th Street & Ranch Gate Rd.

Project Overview:

- Request: A Zoning District Map Amendment from R1-130 ESL to R1-43 ESL PRD resulting in 56 total lots (18 large single-family lots and 38 villa lots) with an overall density of .82 du/ac. Included in this case is a request for a right-of-way abandonment.

■ Acreage: 6.85 +/- Acres

■ Current Zoning: R1-130 ESL

Applicants Contact: John Berry

Phone number: 480-385-2727

Email: MH@BerryRiddell.com

City Contacts: Jeff Barnes

Phone number: 480-312-2376

Email: JBarnes@ScottsdaleAZ.gov

Pre-Application #: 383-PA-2018

Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 5-25-2018

-Penalty for removing or defacing sign prior to date of last hearing.
-Applicant Responsible for Sign Removal

05/25/2018

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

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Phone number: 480-385-2727

Email: MH@BerryRiddell.com

City Contacts: Jeff Barnes

Phone number: 480-312-2376

Email: JBarnes@ScottsdaleAZ.gov

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Posting Date: 5-25-2018

-Penalty for removing or defacing sign prior to date of last hearing.
-Applicant Responsible for Sign Removal

05/25/2018

118th St & Ranch Gate
Neighborhood Meeting Sign-In Sheet
Thursday, June 7, 2018

[illegible]

Thursday, June 7, 2018

[illegible]



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)



☒ Public Hearing Notice Sign (Red)

Case Number: 15-ZN-2018

Project Name: _____

Location: N 118th St

Site Posting Date: Original Post 12/28/18; Update 3/4/19

Applicant Name: John Berry

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

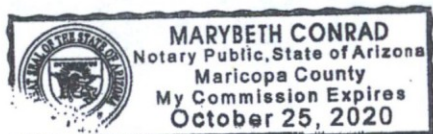
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Liggett
Applicant Signature

march 4, 2019
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 4th day of March 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
Public Notice

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 03/13/19
CITY COUNCIL: 5:00 P.M., 4/02/19

REQUEST: Request for approval of a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to +/- 64 4-acres of Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) and +/- 4 2-acres of Open Space Environmentally Sensitive Lands (O-S ESL) zoning, on a +/- 68.6-acre site located on the northeast corner of N. 118th Street and E. Ranch Gate Road

LOCATION: N118th St

Case Number: 15-ZN-2018

Applicant/Contact: John Berry	City Contact: Jeff Barnes
Phone Number: 480-385-2753	Phone Number: 480-312-2376
Email: mh@berryriddell.com	Email: jbarnes@scottsdaleaz.gov

Case File Available at City of Scottsdale
480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Posting Date: 12/28/2018

Penalty for removing or defacing sign prior to date of last hearing
Applicant Responsible for Sign Removal

3/3/19 13:25:19



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended E-mail copy to your project coordinator

☐ **Project Under Consideration Sign (White)**

☒ **Public Hearing Notice Sign (Red)**

Case Number: 15-ZN-2018

Project Name: _____

Location: N 118th St

Site Posting Date: Original Post 12/28/18; Update 3/4/19

Applicant Name: John Berry

Sign Company Name Dynamite Signs

Phone Number 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above

Meghan Liggett
Applicant Signature

march 4, 2019
Date

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Marybeth Conrad
Notary Public

My commission expires 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088



City of Scottsdale
Public Notice

ZONING/PUBLIC HEARINGS

City Hall
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PLANNING COMMISSION: 5:00 P.M., 03/13/19
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REQUEST: Request for approval of a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to +/- 64 4-acres of Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) and +/- 4.2-acres of Open Space Environmentally Sensitive Lands (O-S ESL) zoning, on a +/- 68.6-acre site located on the northeast corner of N. 118th Street and E. Ranch Gate Road.

LOCATION: N118th St

Case Number: 15-ZN-2018

Applicant/Contact: John Berry
Phone Number: 480-385-2753
Email: mh@berryriddell.com

City Contact: Jeff Barnes
Phone Number: 480-312-2376
Email: jbarnes@scottsdaleaz.gov

Case File Available at City of Scottsdale
480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Posting Date: 12/28/2018

-Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

3/3/19 13:25:19



WRITTEN COMMENTS

2

This card is used to submit written comments to the Board or Commission
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Betty Janik MEETING DATE 2-13-19

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 18490 N 97th Way ZIP _____

HOME PHONE 480-540-9847 WORK PHONE _____

E-MAIL ADDRESS(optional) BettyAJanik@yahoo.com

AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Consider the consequences
to area traffic flow as a result of
zoning changes.

